

**Meeting Minutes  
City of Long Beach LWRP  
Community Meeting  
November 28, 2007  
City Hall, 7pm**

**Introduction**

Robert Raab, Commissioner of the City of Long Beach Department of Public Works welcomed members of the public to the meeting. He explained that the purpose of this first community meeting was to focus on the first two chapters of the draft Local Waterfront Revitalization Program (LWRP), which include the boundary description, and inventory and analysis, including issues and opportunities.

The City of Long Beach received a grant from the State of New York to prepare this LWRP. Mr. Raab introduced Syrette Dym, AICP, Senior Vice President, of Saccardi & Schiff, Inc., the planning consulting firm hired by the City to prepare the LWRP.

**What is a LWRP, and LWRP Components**

Ms. Dym, utilizing a Power Point presentation, explained that the Planning Advisory Board, which had been utilized for the recent Comprehensive Plan process was acting as the Waterfront Advisory Committee for the preparation of the LWRP. This committee of local citizens, in addition to Robert Raab and Joe Febrizio, Deputy Commissioner of Public Works, are direct liaisons for this process. The drafts of the first two chapters, which have been made available for public review on the City's web site and in the City Library, Department of Public Works and City Clerk's Office, incorporate comments and recommendations from these local liaisons.

Ms. Dym explained that a LWRP:

- Is a process to establish objectives and programs promoting best use of coastal resources;
- Refines NYS policies to reflect local conditions; and
- Identifies implementation techniques to achieve City's vision.

The benefits of a LWRP include that it:

- Provides clear direction;
- Provides source of technical assistance;
- Requires State and federal consistency; and
- Provides opportunities for financial assistance.

The components and steps of the LWRP development process were reviewed.

**LWRP Boundary**

The City of Long Beach LWRP Boundary includes the entirety of the corporate limits of the City of Long Beach, generally, Nevada Avenue to the west, Maple Boulevard to the

east, the mean high water line of the Atlantic Ocean to the south and the centerline of Reynolds Channel to the north. The Town of Hempstead, however, owns and has jurisdiction over the underwater lands from the centerline of Reynolds Channel to the land within the corporate limit. This is an issue that has been raised in the LWRP draft.

### **Inventory and Analysis Overview**

Catherine Adsitt, AICP, with Saccardi & Schiff, Inc. reviewed the inventory and analysis and issues and opportunities sections. The inventory includes the following sections:

1. Waterfront Location
  - *Location within South Shore Estuary Reserve*
2. History
3. Environmental Resources
4. Existing Land and Water Uses
5. Transportation
6. Public Facilities

It was noted that the City of Long Beach LWRP must further implementation of the South Shore Estuary Reserve Comprehensive Management Plan.

A number of issues and opportunity topic areas were identified in the draft sections and were reviewed. These topic areas included:

- Water quality;
- Stormwater management, erosion and flooding;
- Waterfront revitalization and redevelopment;
- Public access
- Maintenance of waterfront views;
- Transportation and parking;
- Infrastructure;
- Land use and zoning;
- Recreation, green and open space; and
- Navigation, erosion and dredging.

### **Public Input**

There were approximately 14 citizens, three members of the Waterfront Advisory Committee and one City Council member (Denise Tangney) in addition to Rob Raab, Joe Febrizio and the two consultants in attendance at the meeting. Copies of the sign in sheets are attached.

#### **Crystal Lake**

- Concern about drainage outfalls at Long Beach Road (County owned) and Riverside Boulevard (City owned) [J. Febrizio noted there is no tide flex valve].
- Lack of bulkheading, in addition to the outfall concerns, along Reynolds Channel causes flooding, would like bulkheading considered. Schoolchildren must walk through floodwaters to access school buses.
- Question about zoning district F permitting no new two family residences.

- Remediation should occur all at once for an area, rather than parcel by parcel. [Overall plans can be developed, even with separate ownership; contamination does spread.]; particularly concerned about Reynolds Channel Redevelopment area.
- Issue of MLK relocation, it should remain in the City if it is relocated. South Shore Estuary Reserve suggests the possibility of a maritime center at the MLK site. Preliminary Reynolds Channel Redevelopment plan does not seem to include MLK Center.

Hon. Denise Tangney

- Question about population growth and density: has a maximum sustainable population been determined for the City? [This was addressed through the Comprehensive Plan recommendations.]
- How will projects and funding be identified? [The LWRP will identify locations where funding may be available at the time the LWRP is produced; the City must apply for the funding.]

Al Symon

- Should there be a moratorium on development?
- Would like the City to hire a coastal engineer on staff.
- Supports and encourages additional commercial development in the City, including along the Boardwalk, and Reynolds Channel; Councilperson Tangney said City mistakenly believed that the King David Hotel property included retail in the Boardwalk when it may not.

Kathi Slattey

- Asked about the Atlantic Ocean off-shore gas terminal proposal. [This will be researched and addressed through LWRP policies if appropriate.]

Larry Benowitz

- Lindell School has a significant water frontage and is looking to improve bulkheads along Lindell Avenue. There is no mention if the City is working with the School District with regard to bulkhead height. Raises issue of how to better utilize this frontage.
- Supports marina and restaurant use along Reynolds Channel.
- Would like to see the esplanade extended. [R. Raab: the City sought to expand the esplanade, however it was cost prohibitive.]
- Location of tennis courts should be considered temporary, current location would fit with an assemblage of parcels for redevelopment. Location by the recreation center would make sense.
- The water tower and standpipe require immediate replacement; the sewage system needs significant repair.

Sarah Nicholas – Citizen, City Employee (Grantwriter)

- The City obtained a grant for improvements to the Clark Street playground.

- How much standing do recommendations in the LWRP have? [S. Dym: the LWRP must be adopted by the City Council and accepted by the State. There are consistency review requirements, including a requirement that the City adopt a consistency review law. The consistency review provisions make it unlikely, in general, that a project significantly different from an adopted LWRP will move forward.]
- Concern about the Comprehensive Plan proposed Hospital District, concern about hospital properties expanding into residential area. [S. Dym: recommendation is the result of the Comprehensive Plan process, a Hospital district may help better define hospital boundaries].

Brian Ahern

- What is the schedule? [Goal is to have other sections in draft form by this spring].
- Has the incinerator parcel been rezoned? [R. Raab: no.]

Ben Pepka

- Reynolds Channel Project sounds positive.
- Supports the MLK Center remaining in the City of Long Beach.

Kevin Mannle

- Stated that he does not necessarily support current land use projects. The City is losing view corridors through the development of multi-family housing and dunes in the west end.
- Supports development of an environmental center in the City.

### **Closing**

Public comments and input will be accepted for several more weeks. People may submit comments to the Department of Public works through the City's web site.

The meeting adjourned at 8:40 p.m.

Minutes to be posted on City web site.